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File **1994-0078**

Name: North Valley Annexation - 24.75 Road, Located North Of G Road

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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DOCUMENT DESCRIPTION:

X	X	Resolution No. 61-94 - **	X	X	North Valley Subdivision Plats – GIS Historical Maps- **
X	X	Ordinance No. 2763, 2764 - **			
X	X	Annexation Impact Report – 6/23/94			
X	X	Annexation Area Fact Sheet – 6/13/94			
X	X	Correspondence			
X		Commitment for Title Ins. – Chicago Title Ins. Co.			
X		Affidavit of Lapse of Improvements Agreement – Bk 1784 / Pg 204			
X	X	Annexation Schedule			
X		Warranty Deed not conveyed to City – (not recorded)			
X	X	City Council Minutes – 6/15/94, 8/3/94 - **			
X		E-mails			
X	X	Fiscal Impact Report for North Valley Annexation			
X		Notes to file			

ANNEXATION NAME NORTH VALLEY ANNEX	PRIMARY STAFF	BACK-UP STAFF	DEADLINE DATE	COMPLETION DATE
1. Property owner initiates annexation or Growth Committee directs staff to proceed to investigate	D. Thornton	K. Portner		✓
2. Gather base data on proposed annexation (acres, annexation boundary map, existing land use, population, special districts, assessed values, existing County zoning, proposed City zoning, list of existing businesses, list of property owners, tenants, and number and location of existing POAs)	D. Thornton	K. Portner		
3. Review proposed annexation boundary with Growth Committee; determine proposed zoning	D. Thornton	K. Portner		✓
4. Schedule Annexation Team meeting	D. Thornton	K. Portner		NA
5. Set preliminary schedule for annexation	Annex Team			✓
6. Establish Development File for Annexation	D. Thornton	K. Portner		✓
7. Send annexation boundary map base data (identify/describe proposed zoning) and request impact reports from departments and divisions (see distribution list)	D. Thornton	K. Portner		
8. Impact reports and financial (revenues/expenditures) spreadsheets prepared using Administrative Services Department format (send copies to Community Development Dept & Admin Services Dept.)				
a. Public Works Department	M. Relph	J. Shanks		
b. Public Works Department-Utilities (water line upgrade)	G. Trainor	B. Cheney		
c. Public Works Department-Sanitation Division	D. Starr	R. Laurin		
d. Police Department	M. Currie	B. Gaskill		✓
e. Fire Department	K. Johnson	R. Beatty		
f. Finance Department	R. Booth	R. Ricks		
g. Parks & Recreation Department	D. Hobbs			✓
h. Visitors and Convention Bureau	D. Kovalik	B. Bowman		
i. Community Development Department-Planning Division (statistical data) (review of plats and developable land and potential impact on planning workload)	D. Thornton	K. Portner		
j. Community Development Department-Code Enforcement Division	J. Koehn	I. Williams		✓

ANNEXATION NAME	PRIMARY STAFF	BACK-UP STAFF	DEADLINE DATE	COMPLETION DATE
k. City Attorney	D. Wilson	J. Shaver		
9. Finalize/compile impact reports/spreadsheets	L. Paulson	R. Lappi		
10. Review impact reports with City Administration and Growth Committee	R. Lappi	L. Paulson		
<input checked="" type="checkbox"/> If boundary changes are proposed that could affect impact reports, re-initiate impact report process (begin with 7.)	D. Thornton	K. Portner		
12. Finalize boundaries on assessors map / prepare annexation fact sheet	D. Thornton	K. Portner		6/13/94
13. Distribute boundary map and annexation fact sheet to Annexation Team members	D. Thornton	K. Portner		
<input checked="" type="checkbox"/> 14. Pull original POAs from City Clerk's files	D. Thornton	K. Portner		
15. Obtain deeds and rights-of-way descriptions for all parcels along the interior perimeter of the proposed annexation and obtain subdivision plats for all subdivisions within the annexation area	D. Thornton	K. Portner		✓
16. Send copies of deeds, vicinity maps and descriptions to Tim Woodmansee (originals to remain in development file)	D. Thornton	K. Portner		✓
17. Prepare perimeter legal description (obtain time frame from Tim Woodmansee)	T. Woodmansee	J. Shanks		✓
18. Assure accuracy of perimeter legal description	J. Shanks	M. Relph		
19. Prepare mailing matrix of owners and residents in proposed annexation Sources: utility billing, title company, polk directory, site visit, check matrix against assessor map	D. Thornton	K. Portner		
<input checked="" type="checkbox"/> Prepare annexation plat; confirm required contiguity (obtain acceptable time frame from Public Works Dept)	M. McCutchen	C. Kadel		
21. Send plat and copy of mailing matrix to all department heads and applicable divisions, i.e. Sanitation, City Clerk, Utility Billing and Sales Tax Division and send mailing matrix to City Council members	D. Thornton	K. Portner		
22. Prepare/modify annexation newsletters as needed	D. Thornton	K. Portner		
23. Prepare petition or POA signature sheets with legal descriptions for City Clerk's signature or property owner's signature	D. Thornton	K. Portner		6/18/94

ANNEXATION NAME	PRIMARY STAFF	BACK-UP STAFF	DEADLINE DATE	COMPLETION DATE
24. Petition, with proposed legal description and map of area proposed to be annexed attached, signed by property owners or City Clerk with legal descriptions and map of area proposed to be annexed	D. Thornton	K. Portner		6/8/94
25. Complete Circulators Affidavit	D. Thornton	K. Portner		
26. Complete Affidavit page for compliance with State Statutes	D. Thornton	K. Portner		6/8/94
Contact key residents to sponsor living room meetings	Growth Comm. Dept. Heads			NA
28. Set living room meeting time and place	Growth Comm. Dept. Heads			NA
29. Contact living room meeting hosts with verified meeting date, time and place	D. Thornton	K. Portner		NA
30. Send notification of living room meeting and information packet to property owners and tenants in annexation area (information packet should include existing county zoning, proposed city zoning, map, city services provided, taxes, etc.) (send separate letter to host estimating number of attendees)	D. Thornton	K. Portner		NA
31. Assemble materials, location map, and handouts, etc for living room meeting	D. Thornton	K. Portner		NA
32. Send reminder to City Council and City Staff living room attendees; verify attendance by staff and City Council representative	D. Thornton	K. Portner		NA
33. Attend living room meeting - for annexation with less than 100% petition	L. Timm	D. Thornton		NA
34. Prepare a written summary of living room meeting (document promises) and distribute to Dept Heads, City Council, City Clerk and annexation file	L. Timm	D. Thornton		NA
35. Send thank you letter to living room meeting hosts with Mayor's signature	D. Thornton	K. Portner		NA
36. Set neighborhood meeting time and place	D. Thornton	K. Portner		NA
37. Send notification of neighborhood meeting and information packet to property owners and tenants in annexation area (information packet should include existing county zoning, proposed city zoning, map, city services provided, taxes, etc.) (send separate letter to host estimating number of attendees)	D. Thornton	K. Portner		NA
38. Send reminder to City Council and City staff neighborhood meeting attendees; verify attendance by staff and City Council representative	D. Thornton	K. Portner		NA

ANNEXATION NAME	PRIMARY STAFF	BACK-UP STAFF	DEADLINE DATE	COMPLETION DATE
39. Attend neighborhood meeting (parallel with living room meetings) City Manager to determine City's acceptance of land use control	L. Timm	D. Thornton		NA
40. Prepare a written summary of neighborhood meeting (document promises) and distribute to Dept Heads, City Council, City Clerk and annexation file	L. Timm	D. Thornton		NA
Send thank you letter to neighborhood meeting hosts with Mayor's signature	D. Thornton	K. Portner		NA
42. Deliver petition, POAs, fact sheet, list of Special Districts and plat to City Clerk	D. Thornton	K. Portner		6-8-94
43. Establish formal hearing schedule with City Clerk	D. Thornton S. Nye	K. Portner T. Martinez		6-8-94
44. Send notice of hearing dates, map and promotional materials to property owners and residents (check return notices and update matrix as needed)	D. Thornton	K. Portner		
45. Prepare impact statement for annexations over 10 acres and mail to County Commissioners (as required under State Statutes) <u>25 DAYS before HEARING</u>	D. Thornton	K. Portner	6/24/94	
46. Prepare City Council meeting executive summary	D. Thornton	K. Portner		6-13-94
47. Petition referred to City Council; set public hearing date (Enclaves - Adopt Resolution of intent to Annex)	D. Thornton	K. Portner		6-15-94
48. Send notification and copy of petition or resolution to County Commissioners and Special Districts (25 days before hearing) (Enclaves - not applicable)	S. Nye	T. Martinez		✓
49. Hold public hearing for acceptance of petition and 1st reading of annexation ordinance (30 days after 1st publication and notice). If City accepts land use jurisdiction, then City Clerk send letter to Mesa County. (Enclaves - 1st reading of annexation (30 days after notice of intent to annex)	S. Nye	T. Martinez		July 20, 1994
50. Publish notice of 2nd public hearing of annexation ordinance (10 days prior to hearing)	S. Nye	T. Martinez		✓
51. Public Hearing and 2nd reading of annexation ordinance (two weeks after 1st Reading)	City Council			Aug 3, 1994
52. Initiate zoning of annexation area (see zoning checklist for process)	D. Thornton	K. Portner	July P.C.	July 5, 1994 (PC)

ANNEXATION NAME	PRIMARY STAFF	BACK-UP STAFF	DEADLINE DATE	COMPLETION DATE
53. Get information from departments and divisions on "Welcome" letter/newsletter, i.e. voting precinct, parks, streets, sanitation, police (update letter as needed)	D. Thornton	K. Portner		
54. Mail "Welcome to the City" letter/newsletter to those annexed (2nd Reading)	D. Thornton	K. Portner		
55. Send list of addresses to all City Departments and 911 Dispatch	D. Thornton	K. Portner		
56. Mail copy of ordinance, plat and effective date of annexation to affected agencies (see distribution list)	S. Nye	T. Martinez		
57. Record two certified copies of ordinance, map and legal with Mesa County Clerk & Recorder	S. Nye	T. Martinez		
58. After effective date of annexation:				
a. Update City annexation newsletter	D. Thornton	K. Portner		
b. Update corporate boundary on City map (quarterly)	M. McCutchen D. Thornton	C. Kadel K. Portner		
c. City Services initiated	All Departs			
59. City Attorney initiates exclusion from fire districts	J. Shaver	D. Wilson		
60. Complete Zoning of annexation area (as per process)	Planning Comm City Council		City Council July 20 Aug 3	
61. Follow-up newsletters	D. Thornton	D. Varley		

701-334-00-031 ~~One Dawson~~
B4P ~~loc - 736-24 1/2 Rd~~
mail - 1509 W. Sherwood Dr.
81501

LOT 26 + 35 Pomona Park SEC 33
IN 1W EXC 1.15A I-70 ON W

701-334-00-048 Clarence & Myrna
12/89 B1770 P195 Chambliss
no loc. -
mail - 720-24 1/2 Rd 81505

N2A LOT 50 Pomona PK SEC
33 IN 1W

-334-00-115 - George Eulen
3/92 B1887 P202 mail & loc same - 720-24 1/2 Rd
BEG S 89 DEG 57'40 SEC E 10 FT FR 81505
SW COR LOT 48 Pomona PARK SUB
SEC 33 IN 1W S 89 DEG 57'40 SEC E
353.50 FT N Ø DEG 07'37 SEC W 470.52
FT N 89 DEG 57'50 SEC W 353.50 FT
S Ø DEG 07'37 SEC E 470.50 FT
TO BEG.

E 658.61 FT S Ø DEG 05'23 SEC E 25 FT FR
NW COR SE 4 SB SEC 33 S 89 DEG 52'45 SEC
E 225.95 FT S 41 DEG 24'18 SEC E 276.69 FT
S Ø DEG 07'32 SEC E 328 FT N 89 DEG 01'45 SEC
W 103.43 FT S 4 DEG 42'25 SEC W 100.67 FT
N 89 DEG 54'04 SEC W 297 FT N
Ø DEG 05'23 SEC W 634.06 FT TO BEG.

2701-334-00-123 - Carl & Debbie Boydston
12/92 B1954 no loc. -
Ø 926/927 mail - 562 Court Rd 81501

S 4/5 TR LOT 50 Pomona PARK SUB
SEC 33 IN 1W DESC - FALL BEG SW COR
SD LOT 50 N 527.39 FT S 89 DEG 52'24 SEC
E 634.48 FT S Ø DEG 02'12 SEC E 527.22 FT
N 89 DEG 53'18 SEC W 634.82 FT TO POB.

2701-334-00-118 - Bonny Austin - 743-24 1/2 Rd
10/90 B1807 P956-6 loc. & mail same
BEG S 89 DEG 52'45 SEC E 68.61 FT S Ø DEG 05'
23 SEC E 25 FT FR NW COR SE 4 SEC 33 IN 1W
S 89 DEG 52'45 SEC E 225.95 FT S 41 DEG 24'
18 SEC E 276.69 FT S Ø DEG 07'32 SEC E 308 FT
N 89 DEG 01'45 SEC W 103.43 FT S 4 DEG 42'25 SEC
W 100.67 FT N 89 DEG 54'04 SEC W 297 FT
N Ø DEG 05'23 SEC W 634.06 FT TO BEG.

2701-334-00-110 - Robert & Desnick
loc - 749-24 3/4 Rd
mail - 261 Hall Ave 815
? B4P
ALL THAT PT LOT 25 Pomona PARK
LYING N OF GRAND VALLEY CANAL
SEC 33 IN 1W

2701-334-00-070 - Tracy R Steele
loc - 735-24 3/4 Rd
9/89-B1758 P434 mail - same

BEG 16 FT N OF SE COR LOT 25 Pomona
PARK W 145 FT N TO INTERS W I CNL
SELY ALG CNL TO INTERS W I E LI
LOT 25 S TO BEG.

2701-334-00-119 - Klara Nicholson
Adrian Baumgartner
2/92 B1884 P1516 loc - 735.50 - 24 3/4 Rd
* 1819 P490 # 91 mail - PO BOX 55382
THAT PT OF LOT 25 Pomona PK SEC 33 IN 1W S
\$ W of GV CNL EXC BEG 16 FT N OF SE COR LOT
W 145 FT N TO CNL SELY ALG CNL TO INTER
W I E LI LOT 25 S TO BEG & EXC BEG S 89 DEG 52'45
SEC

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

ATTORNEYS AT LAW
NORWEST BANK BUILDING, SUITE 400
2808 NORTH AVENUE
P.O. BOX 398

GRAND JUNCTION, COLORADO 81502

Larry Dinn
C: Dave T.

JAMES GOLDEN
KEITH G. MUMBY
K.K. SUMMERS
J. RICHARD LIVINGSTON

SUSAN M. DACKONISH

RECEIVED
JUN 8 1994
June 7, 1994

AREA CODE 303
TELEPHONE 242-7322
FAX 242-0698

VIA TELECOPIER

Dan Wilson, Esq.
City Attorney
Grand Junction
250 North 5th Street
Grand Junction, CO 81501

*C: lowest
Jim S
Bill C
6/8/94
G*

Re: North Valley Subdivision
24 3/4 and G Roads

Dear Dan:

I spoke with Chris Carnes regarding the City's request to delay annexation of the north 15 acres of North Valley until after the first of the year. The delay is acceptable so long as the City agrees to process the annexation within sixty (60) days of the owner's request should the City program not be implemented in a time frame adequate to meet the needs of North Valley.

We have discussed the possibility of a recapture agreement for the cost of 24 3/4 Road improvements or, alternatively, the possibility of City participation in road improvements. Please advise as to the City's position. We also talked briefly about the possibility of the sewer line extension up 24 3/4 Road being classified as a trunk extension. Please advise.

*Jim?
Bill?*

Lastly, North Valley would like to deliver storm water down 24 3/4 Road. They would like to have the cost of the storm sewer credited against the fee to be paid in lieu of on-site retention.

Jim?

Please let me know if you need additional data or information. I look forward to hearing from you.

Sincerely,

GOLDEN, MUMBY, SUMMERS & LIVINGSTON

JRL

J. Richard Livingston

JRL:jlc

cc: Chris Carnes

*Please let me know
your reaction; Carnes
has cooperated to date...*

STAFF REVIEW

FILE: #78-94

DATE: June 13, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by motion the Referral of Petition for the North Valley Annexation.

LOCATION: West of 24 3/4 Road and North of G Road at approximately G 1/4 Road

APPLICANTS: City of Grand Junction

EXECUTIVE SUMMARY: Chris Carnes has signed a Power of Attorney for annexation in behalf of G Road LLC, A Colorado Limited Liability Company to allow for the development of their property. They have requested that they be allowed to develop to City standards and through the City review process. The Petition for Annexation is now being referred to City Council. Staff requests that City Council approve by motion the Referral of Petition for the Discovery 76 Annexation.

STAFF ANALYSIS: This annexation petition is a 100% annexation petition and includes only one parcel. The developer has received Preliminary Plan approval from the City Planning Commission for this parcel.

STAFF RECOMMENDATIONS:

Staff recommends approval.

ANNEXATION AREA FACT SHEET

Name of Area: North Valley Annex Date: 6-13-94
Common Location: 24 3/4 Road (WEST SIDE), North of G ROAD AT
About G YA

Existing Land Use: Agricultural (VACANT) Estimate # of Acres: 10 Acres

Projected Land Use: Residential # of Parcels: 1
of Parcels - Owner Occupied: 0

of Dwelling Units: 0 Estimated Population: 0

Special Districts: Water: UTE Service Provider: _____
Sewer: _____ City / County
Fire: GRAND JUNCTION RURAL
Drainage: GRAND JUNCTION
School District 51
Irrigation: _____ Grand Valley
Pest: _____
Other: _____

Legal Requirements: (Check as each requirement is confirmed)

- One sixth contiguity to existing City limits
- Land held in identical ownership not divided w/o written consent.
- Land in identical ownership greater than \$200,000 assessed valuation not included without written consent.
- Area is or will be urbanized.
- Does not extend boundary more than 3 miles/year (except enterprise zones or City owned property).
- Entire width of platted streets included.
- More than 50% of owners and more than 50% land petitioned.

Existing County Zoning: PUD (PR 12)

Proposed City Zoning: Planned Residential

Type of Petition: Property Owner P.O.A. Enclave



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

June 16, 1994

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Commissioners:

Subject: North Valley Annexation
Notice of Hearing, Resolution No. 54-94, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 54-94 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting June 15, 1994, giving notice of hearing on the proposed North Valley Annexation.

Sincerely,

Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Grand Junction Rural Fire District
Grand Junction Drainage District
School District #51
Mr. Dan Wilson, City Attorney
Mr. Larry Timm, Community Development Department

*Accepting the petition AND 1st Reading
will be July 20th, 1994*

RECEIVED GRAND JUNCTION
PLANNING

JUN 15 1994

June 17, 1994

To File # 78-94

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The North Valley Annexation has a total area of approximately 9.68 acres.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton". The signature is written in a cursive style with a large, looping initial "D".

Dave Thornton
Senior Planner

STAFF REVIEW (Final)

FILE: #35-94(3)

DATE: June 21, 1994

STAFF: Tom Dixon

REQUEST: Final Plat for Filings #1 & #2, North Valley Subdivision

LOCATION: 24 3/4 Road, north of G Road

APPLICANT: G Road LLC

EXISTING LAND USE: Agricultural

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

NORTH: Single-family Residential/Agricultural

SOUTH: Single-family Residential

EAST: Single-family Residential/Agricultural

WEST: Single-family Residential

EXISTING ZONING: PR-12 (Mesa County)

PROPOSED ZONING: PR-4.1

SURROUNDING ZONING:

NORTH: AFT (Mesa County)

SOUTH: RSF-2

EAST: PR

WEST: AFT (Mesa County)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

No Comprehensive Plan presently exists for this area.

STAFF ANALYSIS:

This site is 19.19 acres in size and is presently used as an agriculture field. The entire site is flat and there are no evident improvements. When reviewed as a preliminary subdivision plan, the site area was stated as approximately 20 acres.

The North Valley Subdivision is proposed for the site. This subdivision could potentially

have 74 single-family residential lots on the 19+-acre site and is intended to begin with two filings. Filing #1 will have 18 lots and will be located on the southern most portion of the property. Access will be to 24 3/4 Road from proposed Cimmarron Drive which will connect with North Valley Drive and Monument View Drive, both of which will be stubbed streets running parallel to 24 3/4 Road. Filing #2 will provide for an additional 20 single-family residential lots. Access and circulation will continue the alignments of North Valley and Monument View Drives, both of which will be stubbed with the remaining vacant portion of the property to the north. Subsequent phasing of development, or perhaps re-platting, will occur as market and opportunity factors allow.

Services to the site will have to be extended. 24 3/4 Road is presently improved only with asphalt from G Road to the southeast corner of this site where it then becomes a gravel roadway. Water and sewer will have to be extended. The applicants have provided a Development Improvements Agreement to assure the City that needed service improvements will occur.

The site is presently situated beyond the City limits. Annexation is proposed for this project although the timing of annexation will likely occur in at least two phases. This will result in the southern half of the property being developed at an effective density of 4.1 units per acre (38 lots on 9.31 acres) and this will be the first portion of the site to be annexed. A subsequent annexation is intended to occur on the northern half of the site sometime in the next year. Although the effective density of the site is 3.9 (74 lots on 19.19 acres), the zoning designation of PR 4.1 has to be applied to the south half of the entire site in the event that the expected annexation to the north does not occur in the intended time period. The zone of annexation is thus proposed to be PR-4.1 on the south half to reflect the actual development density for the first 38 lots.

Zoning for the second annexation will reflect a limit on density of 36 lots on the remaining 9.88 acres unless a new development proposal is submitted, reviewed and approved to develop the north half differently from the approved preliminary plan. For the time being, the north half of the site will remain in unincorporated Mesa County and will retain the PR-12 county zoning designation.

The applicant proposes the following setbacks:
front yards = 20 feet, side yards = 5 feet, rear yards = 15 feet. Staff finds that these are appropriate setbacks except for the perimeter lots to south and west sides of the site.

A concern with these setbacks is that lots to the south and west have been developed with greater setbacks. For example, the area to the south of this site is zoned RSF-2 which has a rear setback of 30 feet. New lots in the North Valley Subdivision having only a 15-foot rear yard setback could create an awkward fit of development standards as the surrounding area becomes built-up at various densities. Therefore, it is recommended that all perimeter lots on the west and south edges of the subdivision have rear yard setbacks of 20 feet. The exception to this is Lot 7, Block 1 which would have two rear yards effected. For this lot, a 15-foot setback will be allowed on its west rear property line.

No lot coverage limitations were addressed by the applicants. Therefore, a 35% limitation will be prescribed which is the standard in both the RSF-4 and RSF-5 zones.

STAFF RECOMMENDATION:

Staff recommends approval of the final plan for North Valley Subdivision, subject to the following conditions:

1) The following setbacks apply to all lots not on the south or west perimeter of the site. Residential and garage structures:

front yards, 20 feet;

side yards, 5 feet;

rear yards, 15 feet.

2) The following setbacks apply only to those lots on the south or west perimeter of the site, except for Lot 7, Block 1. Residential and garage structures:

front yards, 20 feet;

side yards, 5 feet;

rear yards, 20 feet.

Lot 7, Block 1 shall be allowed a setback of 15 feet along its west rear property line.

3) All accessory structures (except garages) shall have a setback of 3 feet when located on the rear half of the lot.

4) The northern lot containing 9.88 acres, identified as Outlot B, will be limited to 34 lots when annexed into the City unless a new preliminary plan is submitted, reviewed and approved for an altered development layout and/or density.

5) A maximum lot coverage by structures on each lot shall not exceed 35%.

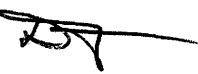
SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #35-94(3), final plan approval for filings #1 and # 2 for the North Valley Subdivision, I move that we approve this subject to the staff recommendation.

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Hobbs, Parks Manager
Ken Johnson, Fire Marshall
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor

FROM: Dave Thornton, Community Development Department 

RE: **IMPACT REPORT FOR NORTH VALLEY ANNEXATION**

DATE: June 23, 1994

On Wednesday, June 15th, a petition for annexation was referred to City Council for their approval to begin the annexation process for the North Valley Annexation. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. You may use the reporting method for impact reports used in the past on this one. **I need your impact reports by Wednesday, July 8th, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.**

NORTH VALLEY ANNEXATION

PARCELS

Number of POA's included in Annexation Petition = 1

Number of Non-POA's = 0

ACRES

Number of POA's = 9.31 acres

Number of Non-POA's = 0

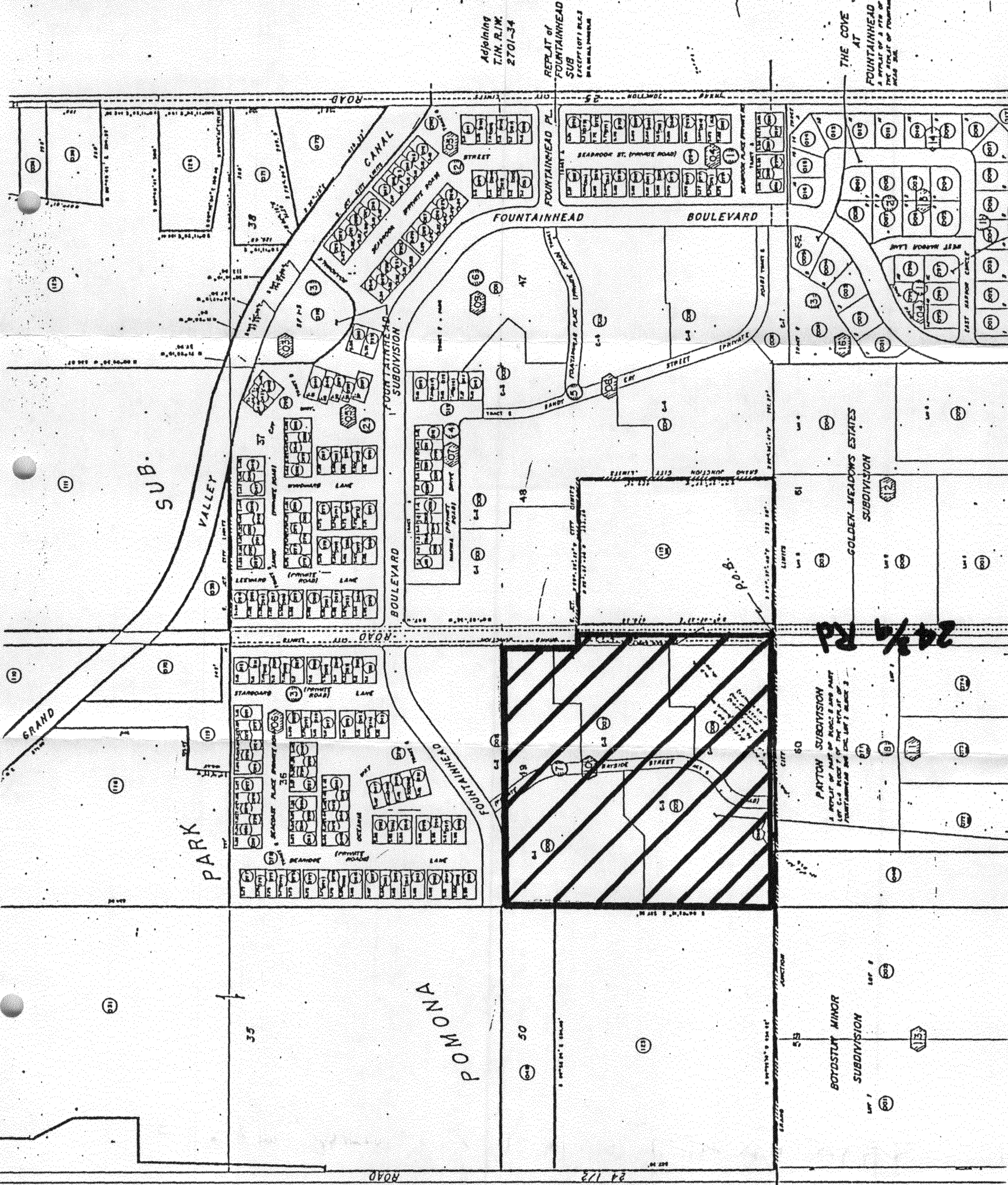
SUMMARY

This annexation will include a total of 1 undeveloped parcel on approximately 9.31 acres. Right-of-way that will be included in this annexation includes a portion of the west half of the 24 3/4 Road ROW (see maps 1 & 2). The City Planning Commission has approved a North Valley preliminary plan for this parcel as well as for the approximately 10 acres to the north of this parcel (shown as outlot B (see Map #2)). The developer/land owner now has a proposal going through the review process for Final Plat for filings 1 # 2 of North Valley subdivision (refer to map #2). The 38 lots in filings 1 & 2 make up the entire area of the North Valley Annexation. Outlot B as shown on the map will be a part of a future annexation.

Existing County Zoning: Planned Residential (PR-12), currently undeveloped.

Proposed City Zoning: Planned Residential (PR) with a maximum of 4.1 units per acre.

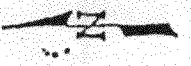
Platted Lots: Currently there are no valid plats in this annexation. Proposed plats for filings 1 & 2, currently under review by the City, include 18 lots in filing 1 and 20 lots in filing 2.



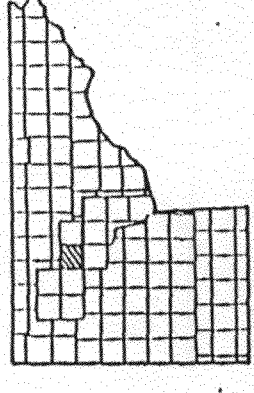
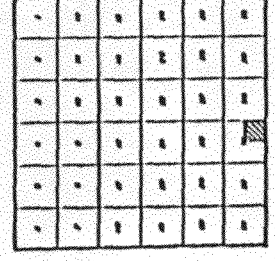
24 3/4 Rd

NO.	DESCRIPTION	DATE	BY
1	PREPARED BY ENGINEER	1/15/54	J. L. ...
2	REVISION	1/15/54	J. L. ...
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Adjoining
T.M. R.W.
2701-33



SCALE 1"=100'

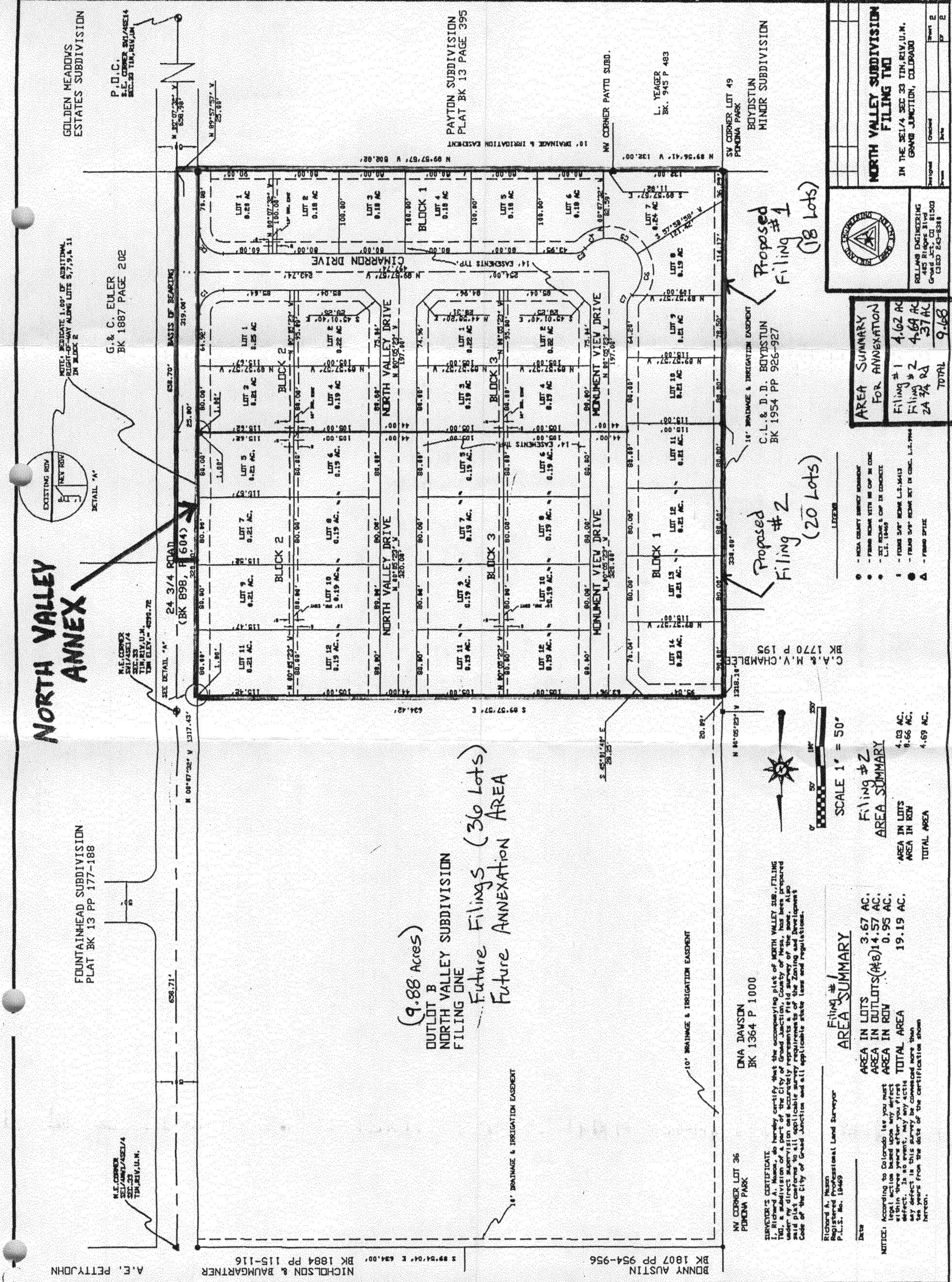


North Valley Annex

2701-334

MAP # 1

NORTH VALLEY ANNEX



(9.88 Acres)
OUTLOT B
NORTH VALLEY SUBDIVISION
FILING ONE
Future Filings (36 Lots)
Future ANNEXATION AREA

Proposed Filing #1
(18 Lots)

Proposed Filing #2
(20 Lots)

NORTH VALLEY SUBDIVISION
FILING TWO
 IN THE SE 1/4 SEC 33 T1N, R14W, U1M,
 GRAND JUNCTION, COLORADO

RELIABLE ENGINEERING
 1101 W. 14TH ST. #11500
 GRAND JUNCTION, CO 81503
 (970) 243-8388

AREA SUMMARY FOR ANNEXATION

Filing # 1	4.62 AC
Filing # 2	4.69 AC
2A 24 RD	0.57 AC
TOTAL	9.88 Acres

- LEGEND**
- - NECA COUNTY STREET BOUNDARY
 - - FUTURE HIGHWAY 175 OR 176 OR 177
 - - CITY RESERVE & CIP OR CONCRETE (L.S. 1946)
 - - FUTURE 30' SIDEWALK L.S. 16413
 - - FUTURE 30' SIDEWALK SET OF CONC. L.S. 1944
 - △ - FUTURE DRIVE

Filing # 2
AREA SUMMARY

AREA IN LOTS	4.03 AC
AREA IN ROW	0.66 AC
TOTAL AREA	4.69 AC

Filing # 1
AREA SUMMARY

AREA IN LOTS	3.67 AC
AREA IN OUTLOTS (A+B)	14.57 AC
AREA IN ROW	0.95 AC
TOTAL AREA	19.19 AC

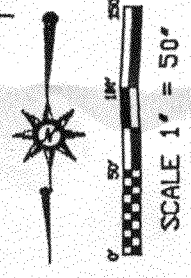
BONNY AUSTIN BK 1807 PP 954-956
 NICHOLSON & BAUMGARTNER BK 1884 PP 115-116
 A.E. PETTYJOHN

DNA JAWSON BK 1364 P 1000

SURVEYOR'S CERTIFICATE:
 I, Richard A. Mason, do hereby certify that the accompanying plat of NORTH VALLEY SUBDIVISION, FILING TWO, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also, I am a duly Licensed Professional Land Surveyor in the State of Colorado and am duly registered under the Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason
 Registered Professional Land Surveyor
 P.L.S. No. 19469

NOTICE: According to Colorado law you must legal action based upon any defect within three years after you first acquire the property. If you have any defect in this survey, you must file a lawsuit within three years from the date of the certification shown hereon.



MAP # 2

©: \VAQNS\AOPRAdly re8 Q3Y Y Y: 5Y: YC Y99C QUAAND ENGEENENB

MEMORANDUM

Date: June 24, 1994

To: Chief Darold Sloan
Chief of Police

From: Captain Martyn Currie
Operations Division Commander

Subject: Impact Statement re: North Valley Annexation

The North Valley annexation area is 9.31 acres of land west of 24³/₄ Road and south of Fountainhead Boulevard. The land current land use is agricultural/vacant. The intended use is for residential development with two filings; one of 18 lots, the other of 20 lots.

The impact of existing calls for service on the Grand Junction Police Department will be negligible. Future calls for service as the land is developed should mirror that of any other minor residential subdivision.

The only major thoroughfares included in the west half of 24³/₄ Road.

With the property being vacant land and no valid plats filed at this time there would be no additional personnel or major operating capital needed to service the proposed area.

cc: Captain Gaskill
Operations Supervisors

North Valley Annexation

Planning Division Impact Report
6/24/94

The North Valley Annexation, consisting of 9.31 acres, includes a subdivision proposal for 38 lots. Planning staff has already processed and reviewed the preliminary plan for the subdivision, which includes the 9.31 acres being annexed as well as an additional 10 acres to the north of the annexation. The preliminary plan has received City Planning Commission approval.

The final plats for filings 1 and 2, included in this annexation, have been submitted for review. The final plats are scheduled for the July 5 Planning Commission hearing. Additional staff time will be required to finalize all the documents needed for recording if the plats are approved by Planning Commission. There will also be subsequent requests for building permits, fence permits, home occupation permits and other relevant permits and information.

While the proposed annexation will increase the work load of the Planning Division, much of the work has already been undertaken and can continue to be accommodated with current staffing levels.

Submitted by Kathy Portner

STAFF REVIEW

FILE: #78-94

DATE: July 5, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission approve and recommend to City Council the zone of annexation of Planned Residential with a maximum of 4.1 units per acre (PR-4.1) for the North Valley Annexation.

LOCATION: 24 3/4 Road, north of G Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Agricultural

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential/Agricultural
SOUTH: Single Family Residential
EAST: Single Family Residential/Agricultural
WEST: Single Family Residential

EXISTING ZONING: PR-12 in the County

PROPOSED ZONING: PR-4.1

SURROUNDING ZONING:

NORTH: AFT (County)
SOUTH: RSF-2
EAST: PR
WEST: AFT (County)

EXECUTIVE SUMMARY: A City shall establish an appropriate zone for all annexations within 90 days of the effective date of an annexation. The properties within the North Valley Annexation have received preliminary plan approval by the City Planning Commission. The proposed Planned Residential single family final plat for filings 1 & 2 consisting of 38 lots on 9.31 acres complys with the approved preliminary plan. The density is 4.1 units per acre. Staff is proposing that the North Valley Annexation be zoned Planned Residential with a maximum of 4.1 units per acre (PR-4.1).

STAFF ANALYSIS: The previous County zoning has been Planned Residential with a maximum of 12 units per acre. The developer has received Preliminary Plan approval from the City Planning Commission for this 9.31 acre parcel as well as the 9.88 acre parcel to the North not included in this annexation. The proposed final plats for filings 1 & 2 are consistent with the approved preliminary plan and consist of all single family homes with lot sizes ranging from 8,381 sq. ft. (0.18 acres) to 11,640 sq. ft. (0.25 acres). These lot sizes are consistent with the development occurring in the Fountain Head Subdivision development to the East.

STAFF RECOMMENDATION:

Staff recommends approval of the Planned Residential with a maximum of 4.1 units per acre zone.

SUGGESTED PLANNING COMMISSION MOTION:

Mr Chairman, on item #78-94, I recommend that we forward this on to City Council with the recommendation of zoning the North Valley annexation to Planned Residential with a maximum of 4.1 units per acre.

Approved 4 to 0

P.C. 4/5/94

FISCAL IMPACT REPORT FOR NORTH VALLEY ANNEXATION

DATA USED FOR CALCULATIONS:

AVERAGE COST PER DWELLING UNIT:	WEEDS - \$9.00
	CODE ENF- \$5.00
AVERAGE COST PER ACRE:	WEEDS - \$11.00
	CODE ENF - \$7.00

IMPACT - UNDEVELOPED:

Weeds (9.31 acres x \$9.00/acre) =	\$83.00
Code Enf (9.31 acres X \$7.00/acre)=	\$65.00
TOTAL	\$148.00

IMPACT - DEVELOPED:

Weeds (38 DU's X \$9/DU) =	\$342.00
Code Enf (38 DU's X \$5/DU) =	\$190.00
TOTAL	\$532.00

No new personnel would be necessary- existing staff is adequate

STAFF REVIEW

FILE: #78-94

DATE: July 20, 1994

STAFF: Larry Timm

ACTION REQUESTED: Staff requests that City Council approve by Ordinance the zone of annexation of Planned Residential with a maximum of 4.1 units per acre (PR-4.1) for the North Valley Annexation.

LOCATION: 24 3/4 Road, north of G Road

APPLICANT: City of Grand Junction

EXISTING LAND USE: Agricultural

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential/Agricultural
SOUTH: Single Family Residential
EAST: Single Family Residential/Agricultural
WEST: Single Family Residential

EXISTING ZONING: PR-12 in the County

PROPOSED ZONING: PR-4.1

SURROUNDING ZONING:

NORTH: AFT (County)
SOUTH: RSF-2
EAST: PR
WEST: AFT (County)

EXECUTIVE SUMMARY: A City shall establish an appropriate zone for all annexations within 90 days of the effective date of an annexation. The properties within the North Valley Annexation have received preliminary plan approval and final plan/plat approval by the City Planning Commission. The approved Planned Residential single family final plat for filings 1 & 2 consisting of 38 lots on 9.31 acres complys with the approved preliminary plan. The density is 4.1 units per acre. Staff is proposing that the North Valley Annexation be zoned Planned Residential with a maximum of 4.1 units per acre (PR-4.1) to conform with the approved development plan.

7/20/94 City Council Approved on 1st Reading the
Zoning of PR 4.1

8/3/94 City Council Approved on 2nd Reading the
Zoning of PR 4.1

STAFF ANALYSIS: The previous County zoning has been Planned Residential with a maximum of 12 units per acre. The developer has received Final Plan/Plat approval from the City Planning Commission for this 9.31 acre parcel. The proposed final plats for filings 1 & 2 are consistent with the approved preliminary plan and consist of all single family homes with lots sizes ranging from 8,381 sq. ft. (0.18 acres) to 11,640 sq. ft. (0.25 acres). These lots sizes are consistent with the development occurring in the Fountain Head Subdivision development to the East.

STAFF RECOMMENDATION:

Staff recommends approval of the Planned Residential with a maximum of 4.1 units per acre zone.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended 4-0 the approval of the Planned Residential zoning not to exceed 4.1 units per acre for the North Valley Annexation.

*Final Plat
2017-18-11
Small
Plat
regulation
50
100*

*26000
25-6 du/acre*

August 12, 1994



Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Gentlemen:

Re: Annexation - North Valley

Enclosed herewith is certified copy of Ordinance No. 2763 and map for Annexation which annexes approximately 9.31 acres to the City of Grand Junction, located at 24-3/4 Road, North of G Road.

Effective date of the annexation is September 4, 1994.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC
City Clerk

SN:tm

Enclosures

cc: Dennis Edwards, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Larry Axtell, Colorado Department of Highways
Tom Worster, TCI Cablevision
Lori Neve, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
Division of Local Government
Charles E. Stockton, Assistant Manager, Ute Water
County Assessor
County Engineering Department
County Planning Department
County Motor Vehicle Department
County Road Department
County Sheriff
City Community Development, Planning Division ✓
City Community Development, Code Enforcement Division
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

August 25, 1994

G Road LLC
22 Pyramid Road
Aspen, CO 81611

Dear G Road LLC:

On August 3, 1994 the City Council passed on second reading the North Valley Annexation. This annexation will become effective on September 3, 1994. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of the North Valley Annexation to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your subdivision. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

R T Mantlo

R.T. Mantlo
Mayor

enclosure

/bp

NORTH VALLEY ANNEXATION

CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
John Tomlinson	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Bill L. Bessinger	At Large

The North Valley Annexation is located in Voting District "B". For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

FIRE PROTECTION Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the North Valley Annexation area as it always has. In an emergency call 911.

DOMESTIC WATER SERVICE Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

TRASH COLLECTION Because of recent State legislation, the City is no longer allowed to be the only trash hauler within recently-annexed areas of the City. Under certain circumstances, the City is allowed to establish a bid process where the City and other private haulers can bid for collection services within new areas. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that, until such time that newly-annexed areas become large enough for a formal bid process, the City will not collect trash in newly-annexed areas and residents may keep the present hauler they have.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection in our community.

CITY OF GRAND JUNCTION

PHONE NUMBERS

Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation, Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579

STREETS

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, you may call the Street Superintendent.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The program in 1994 was during the month of April. In 1995 there will be a public service announcement as to when it will start. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

The zoning of PR4.1 (Planned Residential 4.1 units per acre) has been approved by the City Planning Commission and the City Council. The zoning will become effective as of September 4, 1994.

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For matters dealing with zoning code enforcement or weed control, call the Code Enforcement Division. For information regarding the building code, please contact the City/County Building Department.

VOTING & CITIZEN PARTICIPATION

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April 4, 1995. City Council seats up for election at that time are as follows:

District B
District C
At Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

To: *ALL
From: David Thornton
Subject: Please welcome the newest annex
Date: 9/06/94 Time: 12:35p

FYI

The North Valley Annexation (as of 9/3) is now officially a part of the City boundary. It consists of approximately 10 vacant acres and is located along the west side of 24 3/4 Road North of G Road (at what would be G 1/4 Road). The current owner/developer of the property requested the annexation and has received final plan/plat approval from the City Planning Commission to build phase I and II of the future North Valley Subdivision. The North Valley Subdivision will comprise the entire annexed area. Please make a note of this for any future calls for service. If you need any additional information on this annexation, please call me at x1450

Dave

DRAFT

(annsched)

**ANNEXATION SCHEDULE
SEPTEMBER 6, 1994**

Annexations In Progress With Confirmed Schedules

- 1. DISCOVERY 76 (East of 28 Road at Hawthorne Avenue)** File #77-94

Petition referred to council	May 3, 1994
1st Reading & accept petition	June 15, 1994
2nd Reading	July 6, 1994
Annexation Effective	August 7, 1994
Zone of Annexation - 2nd Reading to CC - July 20, 1994	
Zone Effective: August 21, 1994	

- 2. SOUTH CAMP 1, 2 & 3 (Wingate, Canyon View Sub, The Seasons)** File #77-94

Petition referred to council	June 1, 1994
1st Reading & accept petition	July 6, 1994
2nd Reading	July 20, 1994
Annexation effective	August 21, 1994
Zone of Annexation - To PC - October 4, 1994	
Zone Effective:	

- 3. NORTH VALLEY (24 3/4 Road, North of G Road)** File #78-94

Petition referred to council	June 15, 1994
1st Reading & accept petition	July 20, 1994
2nd Reading	August 3, 1994
Annexation effective	September 3, 1994
Zone of Annexation - 2nd Reading to CC - August 3rd	
Zone Effective: September 4th	

- 4. CLIMAX MILL ENCLAVE #1* (South side of Kimball Avenue, Between 9th & 15th Street)** File #111-94

Resolution of intent to annex	July 6, 1994
1st Reading	August 17, 1994
2nd Reading	September 7, 1994
Annexation effective	October 8, 1994
Zone of Annexation - To PC - October 4, 1994	
Zone Effective:	

- 5. HOLLAND ENCLAVE (112 Power Road)** File #112-94

Resolution of intent to annex	July 6, 1994
1st Reading	August 17, 1994
2nd Reading	September 7, 1994
Annexation effective	October 8, 1994
Zone of Annexation - To PC - Sept 6, 1994	
Zone Effective:	

GJFD

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GJFD
UTE

I ROAD

27

ROAD

25

North Valley
ANNEX

H ROAD

28

ROAD

24

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D

INTERSTATE

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JCT
D
UTE

G ROAD

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VALLEY

23 ROAD

32

10800

10800

10800

10305
JCT, D, U,
GJWWS

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T.I.N.

R.I.N.

26

ROAD

MESA COUNTY ZONING

TAX AREA 2701 REVISED

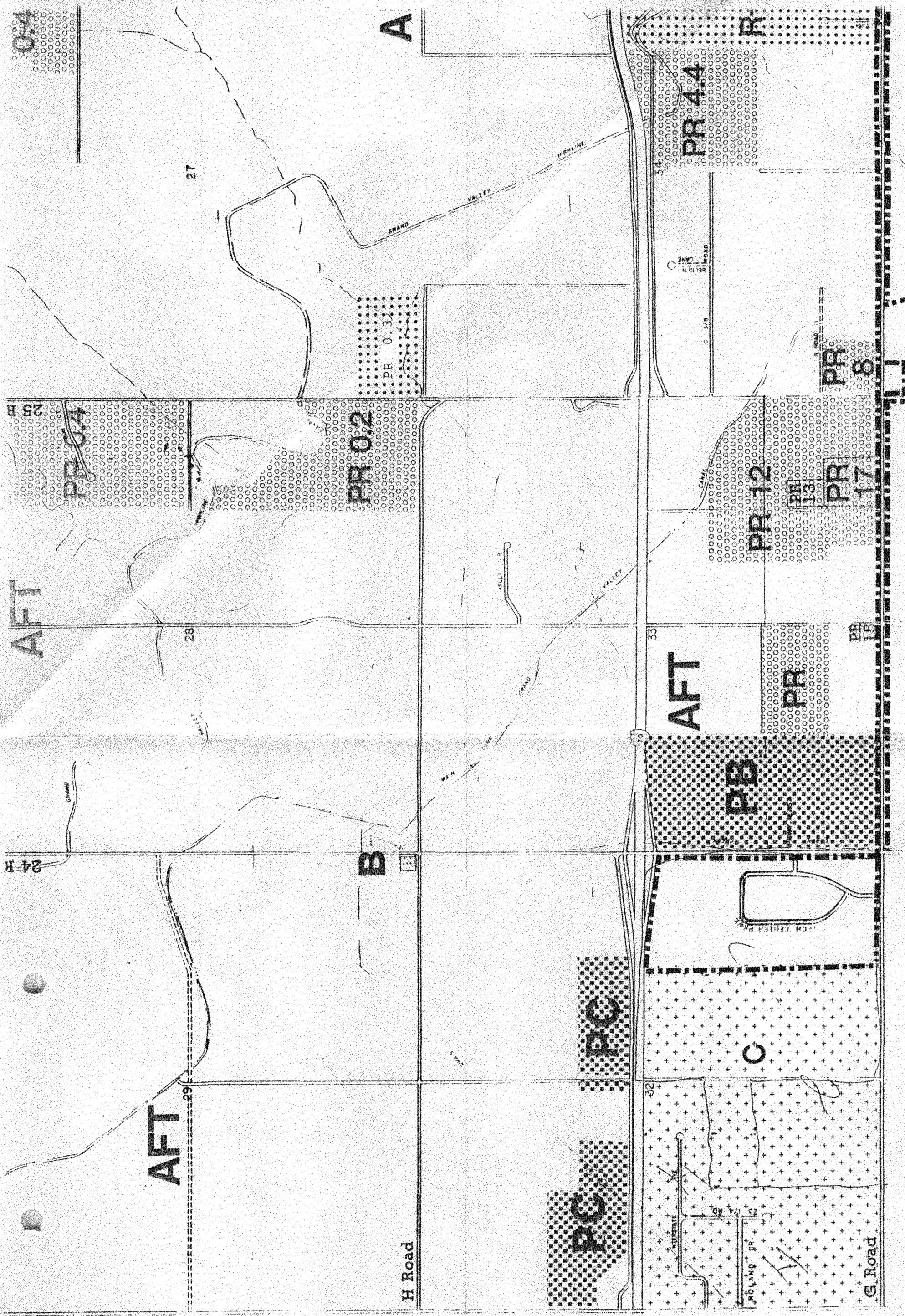
DRN KS 10/93



SCALE 1:1000

4-20-87 JWB

23 R.



AFT

24 R

25 R

034

AFT

29

28

27

B

H Road

A

PC

PC

AFT

33

32

PB

C

PR 12

PR

PR 13

PR 17

PR 18

AFT

PR 44

Bel Air Lane

5 3/8

Cima Road

Interstate

1/4 Acp

1/4 Bcp

1/4 Ccp

1/4 Dcp

1/4 Ecp

1/4 Fcp

1/4 Gcp

1/4 Hcp

1/4 Icp

1/4 Jcp

1/4 Kcp

1/4 Lcp

1/4 Mcp

1/4 Ncp

1/4 Ocp

1/4 Pcp

1/4 Qcp

1/4 Rcp

1/4 Scp

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1/4 Fcp

1/4 Gcp

1/4 Hcp

1/4 Icp

1/4 Jcp

1/4 Kcp

1/4 Lcp

1/4 Mcp

1/4 Ncp

1/4 Ocp

1/4 Pcp

1/4 Qcp

1/4 Rcp

1/4 Scp

1/4 Tcp

1/4 Ucp

1/4 Vcp

1/4 Wcp

1/4 Xcp

1/4 Ycp

1/4 Zcp

1/4 Acp

1/4 Bcp

1/4 Ccp

1/4 Dcp

1/4 Ecp

1/4 Fcp

1/4 Gcp

1/4 Hcp

1/4 Icp

1/4 Jcp

1/4 Kcp

1/4 Lcp

1/4 Mcp

1/4 Ncp

1/4 Ocp

1/4 Pcp

1/4 Qcp

1/4 Rcp

1/4 Scp

1/4 Tcp

1/4 Ucp

1/4 Vcp

1/4 Wcp

1/4 Xcp

1/4 Ycp

1/4 Zcp

1/4 Acp

1/4 Bcp

1/4 Ccp

1/4 Dcp

1/4 Ecp

1/4 Fcp

1/4 Gcp

1/4 Hcp

1/4 Icp

1/4 Jcp

1/4 Kcp

1/4 Lcp

1/4 Mcp

1/4 Ncp

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1/4 Dcp

1/4 Ecp

1/4 Fcp

1/4 Gcp

1/4 Hcp

1/4 Icp

1/4 Jcp

1/4 Kcp

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